

2199 INNERBELT BUSINESS CENTER DRIVE



FOR SUBLEASE 77,441 USF

Modern Class "A" Office with Exceptional Visibility

PROPERTY HIGHLIGHTS

- Premier Interstate (I-170) Corporate Identification
- Secure Campus Environment
- Modern / Updated Design Elements and Interior Finish
- Up to 32,000 RSF expansion space available in adjacent 2127 building
- 5.73 acres site with 352 surface parking spaces

AMENITIES

- Full Service Kitchen
- Upscale Lounge / Dining Area
- Fitness Center
- Multi-Purpose break room with adjacent Outdoor Patio Seating
- Print Shop
- 2 Executive Parking Spaces Within Secure Garage

BUILDING SPECS

- 2 story with extensive glass line
- Elevator: Otis 2,100 lb hydraulic
- HVAC: Four (4) primary Trane RTO's totaling 215 tons; three (3) supplemental units totaling 18 tons controlled by ECO Structure Building Automation System VAV distribution system (114 zones)
- Life safety: Fully sprinklered with Honeywell Notifier Fire Panel
- Power supply and distribution: 1200 AMP; 3 phase 480/277V
- Ceiling system and lighting: Combination of open and drop USG combination of open and drop lay-in tiles and mix of LED and fluorescent light fixtures
- Security: Card access readers at entry doors, gated entry at perimeter with cameras
- Generator: Two (2) back up units with primary @ 750 KVA
- Loading: Dock high platform with leveler



AERIAL MAP

High Visibility Frontage and Signage
on I-170

- 4 min to I-70
- 6 min to I-64
- 5 min International Airport
- 7 min to Clayton CBD

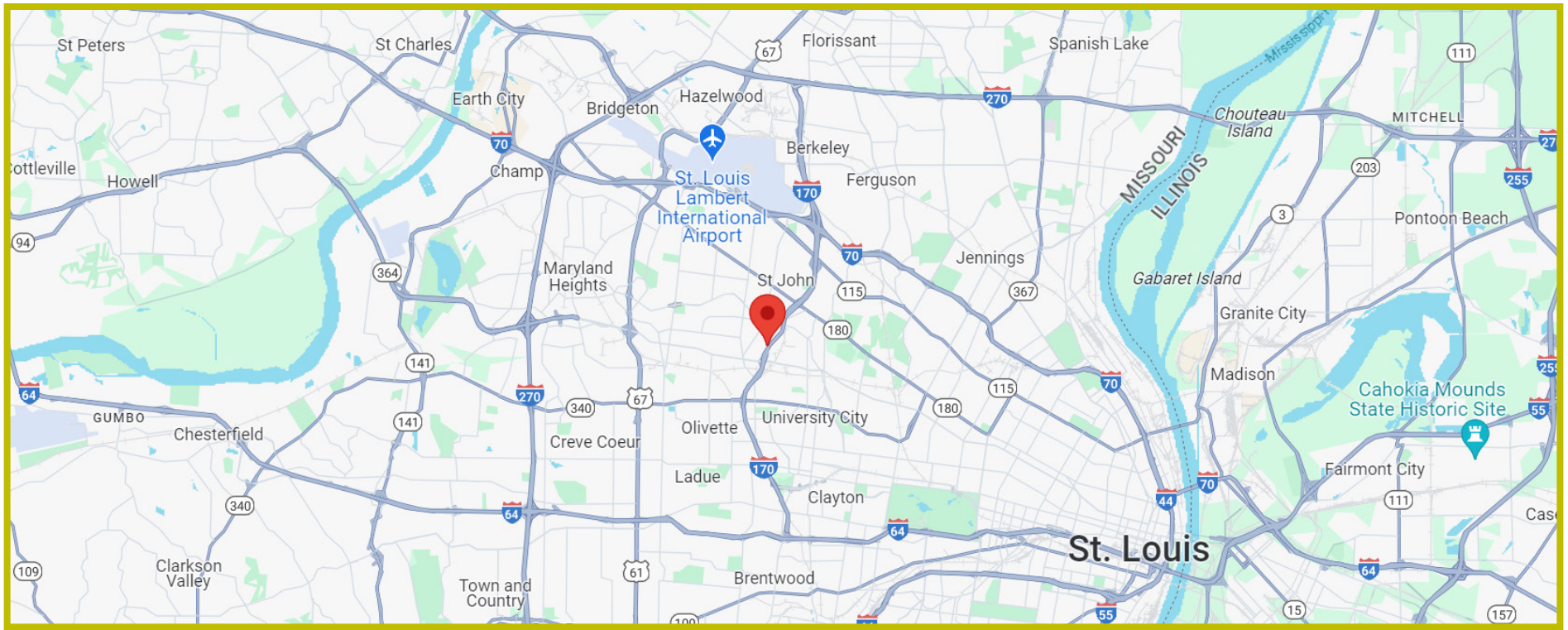
OFFERING TERMS

Sublease rate: \$10.95/USF, NNN (*)

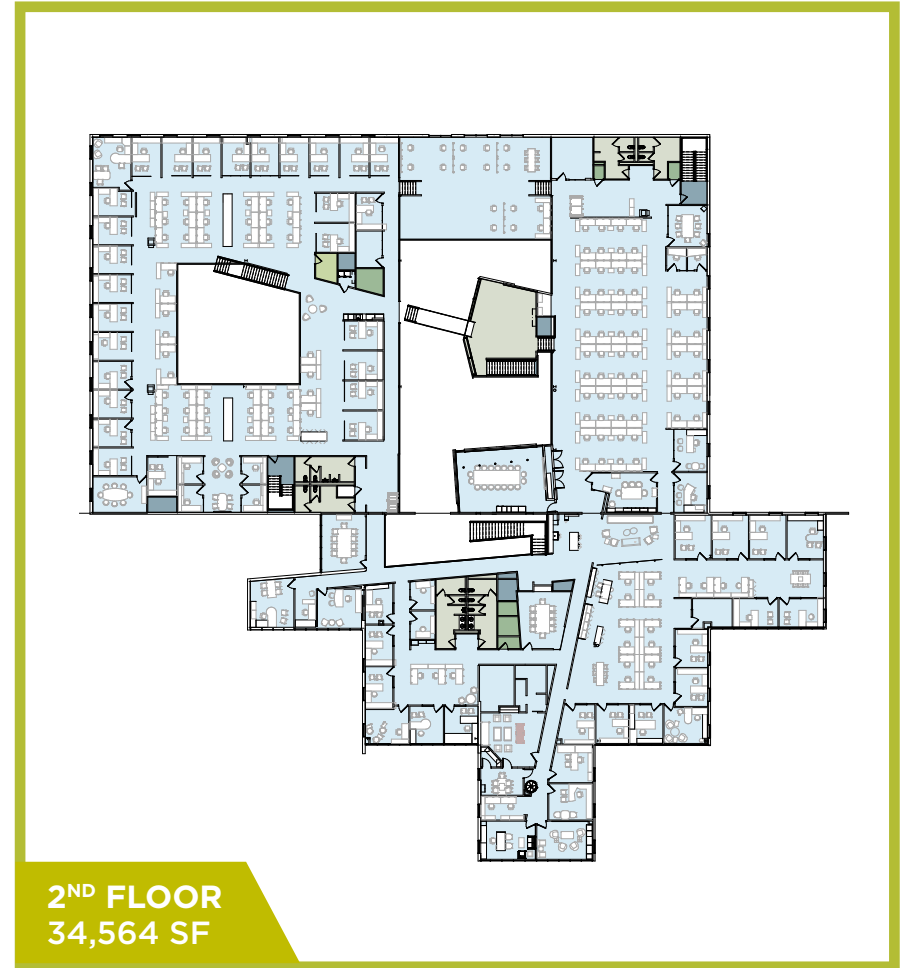
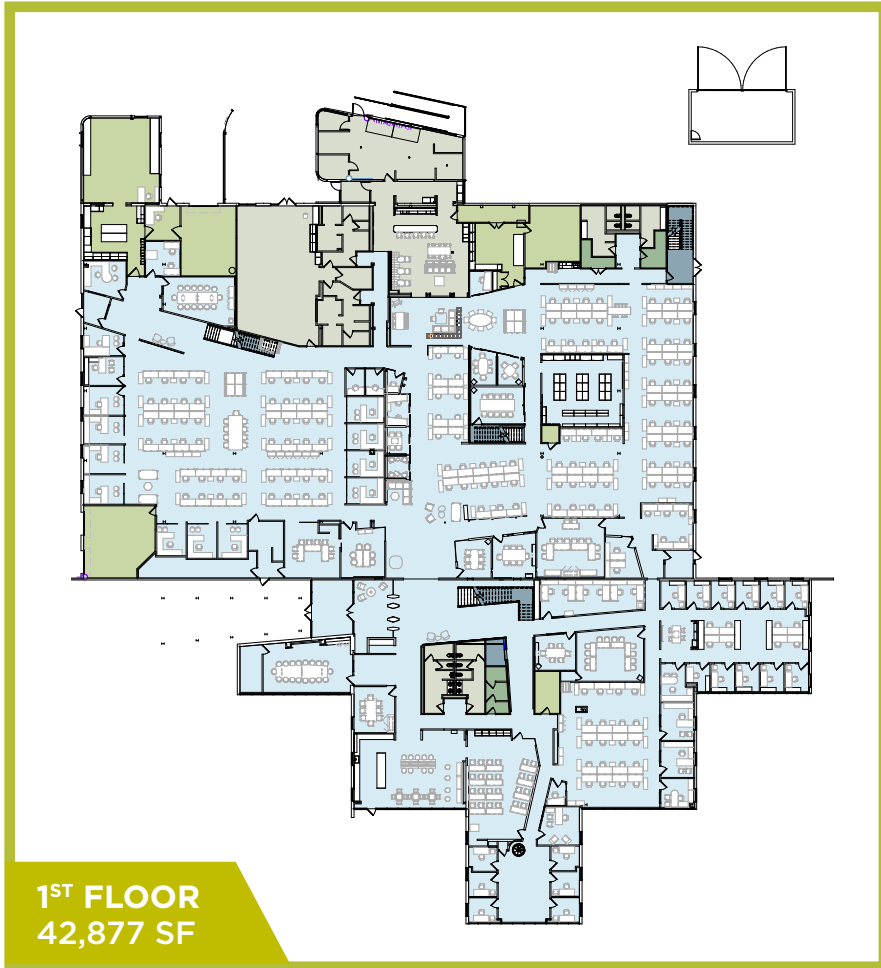
Primary Lease expiration date: 08/31/2036

Available for occupancy as of: 10/01/2024

() Sublessor to maintain roof, structural elements and mandated replacement of major MEP systems.*



FLOOR PLANS



PARKING PLAN





CONTACT

TRIPP H. HARDIN, SIOR
Executive Director
+1 314 795 3375
tripp.hardin@cushwake.com

7700 Forsyth Boulevard, Suite 1210
St. Louis, MO 63105 | USA
cushmanwakefield.com



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